



Frederick County Public Schools

Middletown Community Meeting

Middletown Elementary/Middle
School Replacement

02/20/2024

CANNONDESIGN

IMPORTANT DATES

2022

April, 2022-February, 2023 Middletown Campus Feasibility Study

2023

February 22nd, 2023 BOE Decision on Middletown Campus Feasibility Study
Spring, 2023 Procurement of Middletown ES/MS design team
July, 2023 Design funding received by state and county government
August, 2023 Design kickoff and procurement of construction management team
September 11th, 2023 Meeting With Town Staff and Officials
October 24th, 2023 Meeting With Town Staff and Officials
December 13th, 2023 Planning Commission Workshop 1

2024

January 25th, 2024 Meeting with Community
February 20th, 2024 [TODAY] **Middletown PTA Meeting**
March 1st, 2024 FCPS Schematic Design Deadline
March 13th, 2024 Planning Commission Workshop 2
April 10th, 2024 Planning Commission Workshop 3
May/June TBD, 2024 Middletown PTA Meeting
June 12th, 2024 Planning Commission Workshop 4
August/September TBD, 2024 Project Update
September 13th, 2024 FCPS Design Development Deadline

2025

February 28th, 2025 Construction Document Deadline
Spring TBD, 2024 Project Update
July, 2025 Construction Begins

2027

June, 2027 Substantial Completion

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Frederick County Public Schools

Middletown Elementary/Middle
School Replacement

1. Existing Site Conditions
2. Previous Community Meeting Recap
3. Updated Site Plan Design
4. Construction Phasing
5. Updated Building Design

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EXISTING SITE CONDITIONS

EXISTING STADIUM

EXISTING ELEMENTARY SCHOOL

EXISTING HIGH SCHOOL

EXISTING MIDDLE SCHOOL



NEW ES/MS SITE FACTORS, CONSTRAINTS AND INFLUENCES

- HS traffic backup and existing roads
- Existing Champion tree
- Existing landscape topography
- Existing water main
- Existing community and desired buffer
- Operation of Existing MS during Construction
- Minimum building setback is 2.5xh

EXISTING WATER MAIN

EXISTING MIDDLE SCHOOL











EXISTING HIGH SCHOOL TRAFFIC
AND PARKING

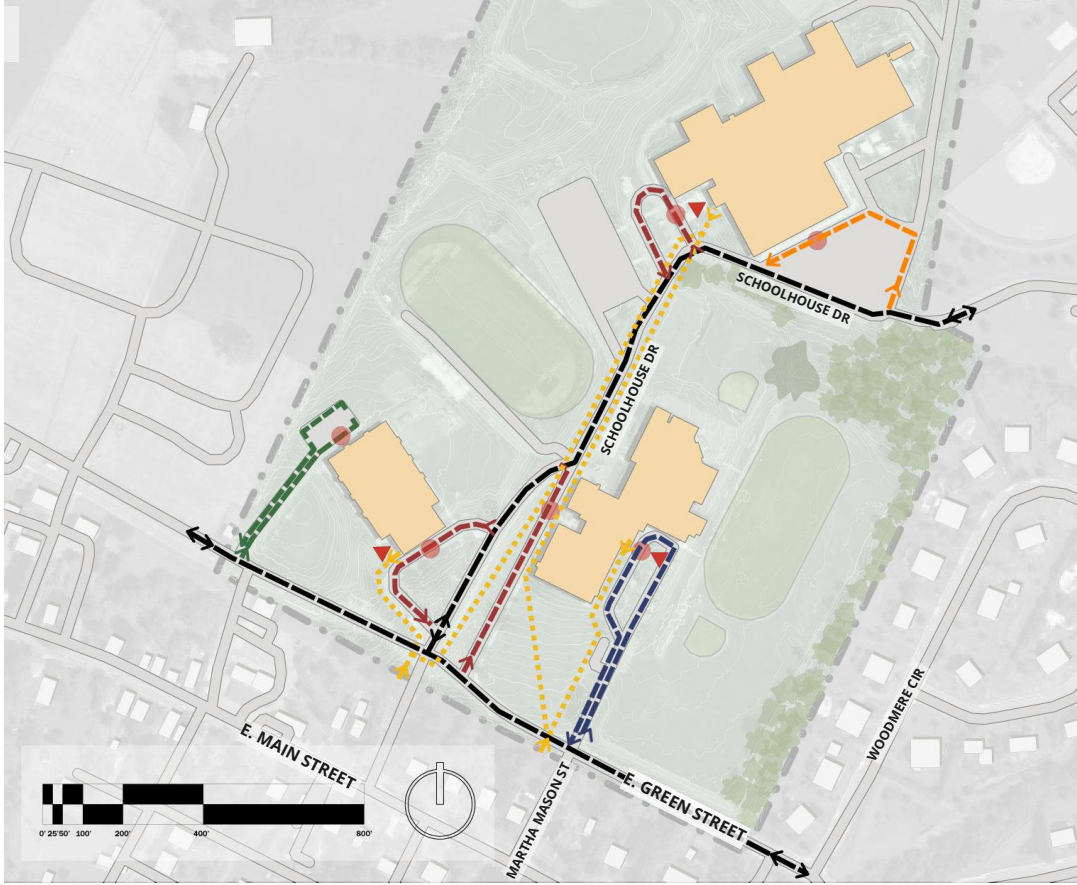
EXISTING CHAMPION TREE & ROOT ZONE

EXISTING TOPOGRAPHY

EXISTING ADJACENT COMMUNITY

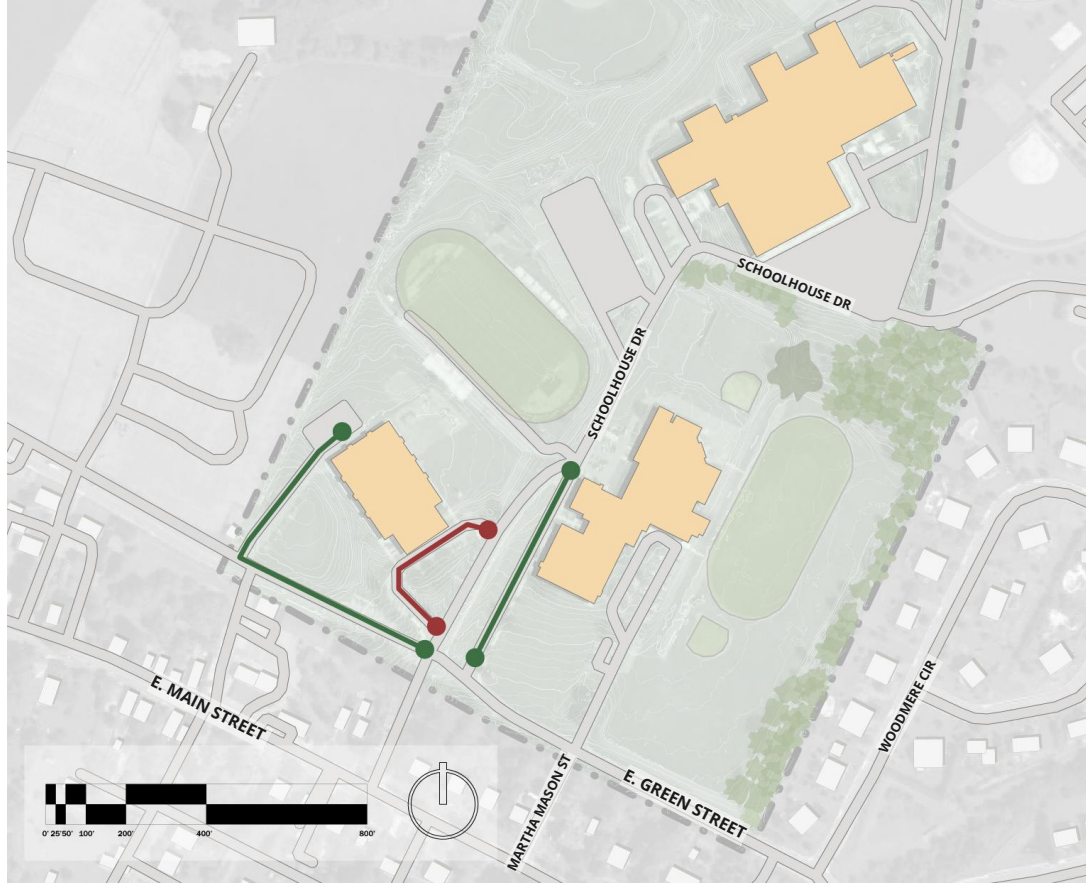
EXISTING SITE TRAFFIC PATTERNS

-  BUS
-  ES CARS
-  MS CARS
-  HS CARS
-  JOINT TRAFFIC BACKUP
-  PEDESTRIAN
-  DROP OFF SPOT
-  SCHOOL ENTRANCE



EXISTING SITE STACKING - ELEMENTARY SCHOOL

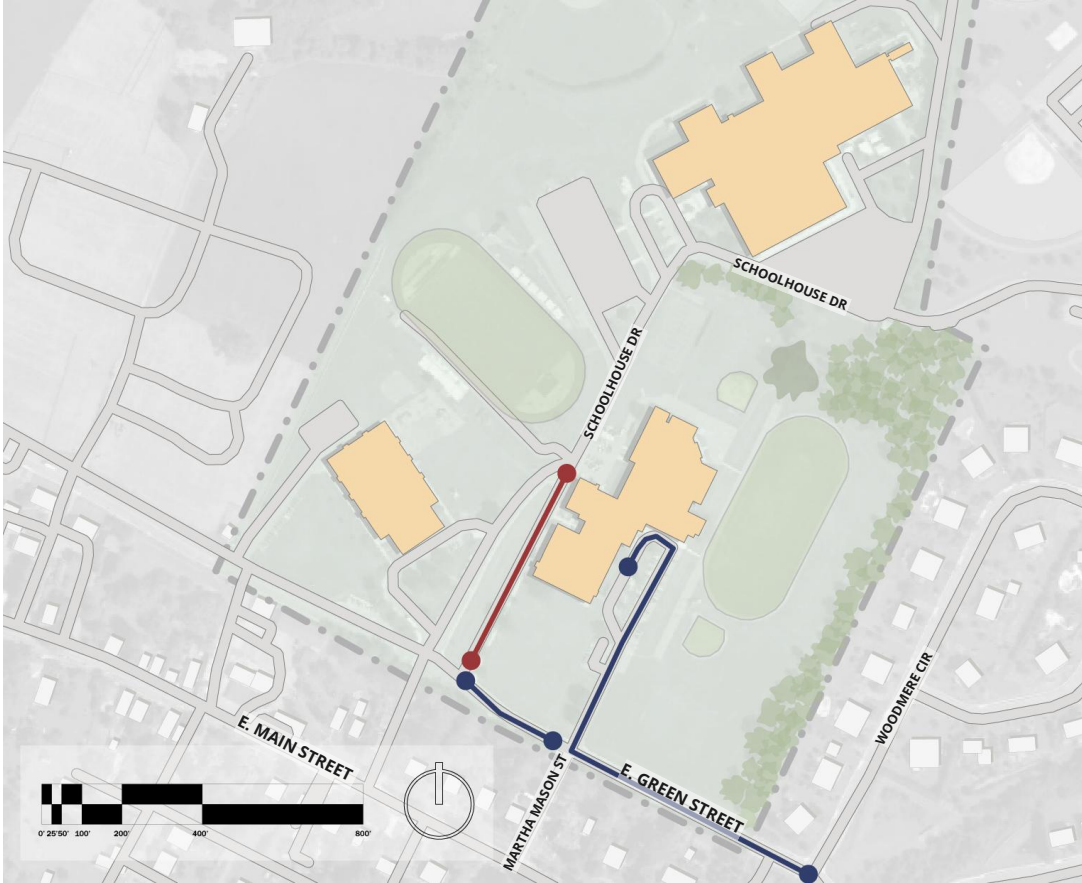
- ES
Existing Observed Stacking
~46 Cars*
- BUS



*Number of Cars determined at 22 linear feet per car

EXISTING SITE STACKING - MIDDLE SCHOOL

- MS
- Existing Observed Stacking ~69 Cars*
- BUS



*Number of Cars determined at 22 linear feet per car



Frederick County Public Schools

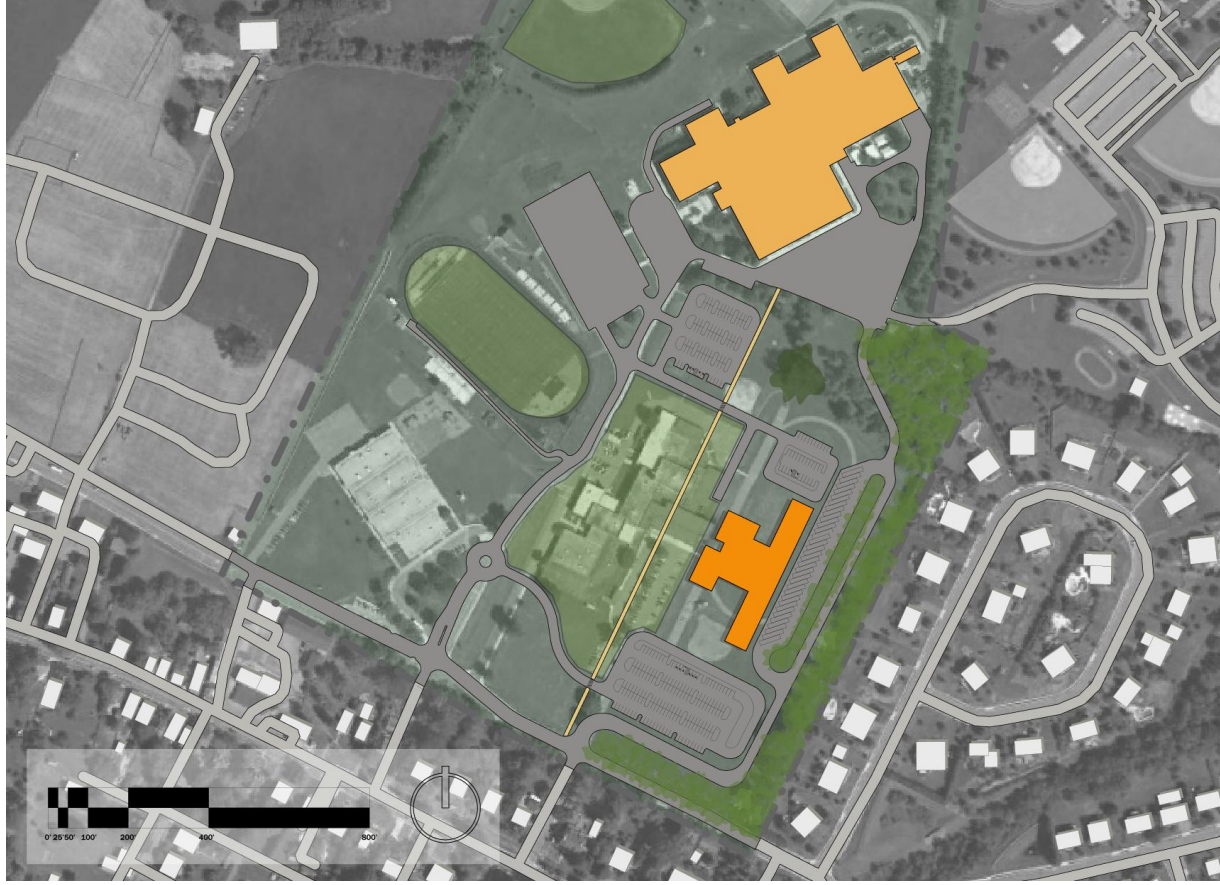
Middletown Elementary/Middle
School Replacement

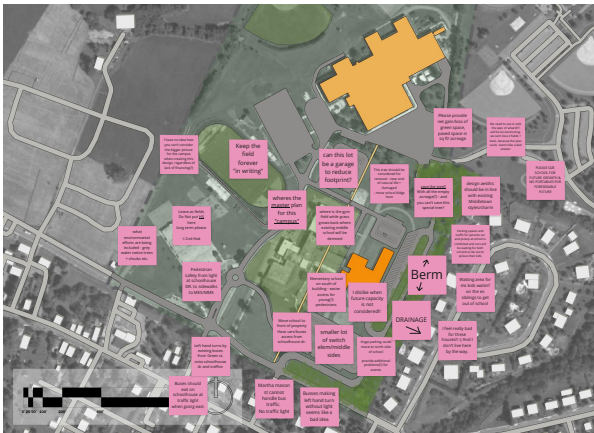
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Preliminary Site Plan





Pedestrian Paths

- Strong safety concerns at ALL intersections - both on and off the property
- Request to move elementary school to south side of the property to reduce walking distances
- Request for consideration of walking path in-site to Glen Path
- Note that students will be walking to the Library (West of site)
- Request to indicate walking paths for students coming from NSEW
- Strong request to minimize number of roads that walkers will have to cross

Landscaping

- Strong concern for possible drainage/run off in the direction of Woodmere Circle
- Strong feelings to both keep and remove the Champion Tree
- Desire for environmental efforts (specifically mentioned grey water and native species)
- Desire for older (larger) trees to be planted at East property line

Design Process

- Strong concern for lack of consideration for future capacity
- Strong concern for lack of consideration of future High School
- Request to see more documents
 - "Master Plan"
 - WT Demos
 - Previous iterations & why they did not work
- Requests to reconsider/rewrite the Education Specifications
- Appreciation and requests for more meetings
- Request for "Middletown Style & Charm" as influence
- Strong request to do Traffic studies during inclement weather/school events
- Request for clarity on "who is in charge"

Miscellaneous

- Request for handicapped parking to be closer to building
- Concerns for light and noise pollution in adjacent neighborhood
- Strong Request for drop off/entrances to school to be in the same location

Traffic

- Strong concern for ability of Martha Mason Street to handle bus traffic without a Traffic Light
- Request to operate under the assumption that cars WILL be stacking on Green Street
- Concern for all aspects of the SH Drive/Green St intersection
 - Blind spot to the right
 - High Congestion
 - Move the roundabout to this location
- Strong dislike for road connecting bus loop to HS Parking lot
- Request for stacking to be on-site parallel to Green street
- Request to move parking to the North of the campus
- Request for "No Parking" signs on Green Street

Green Space/Play Fields

- Strong desire to keep/replace the track
- Request for shorter distances to "replacement" fields
- Request to leave existing ES site as play fields long term
- Request to move parking and replace with green space

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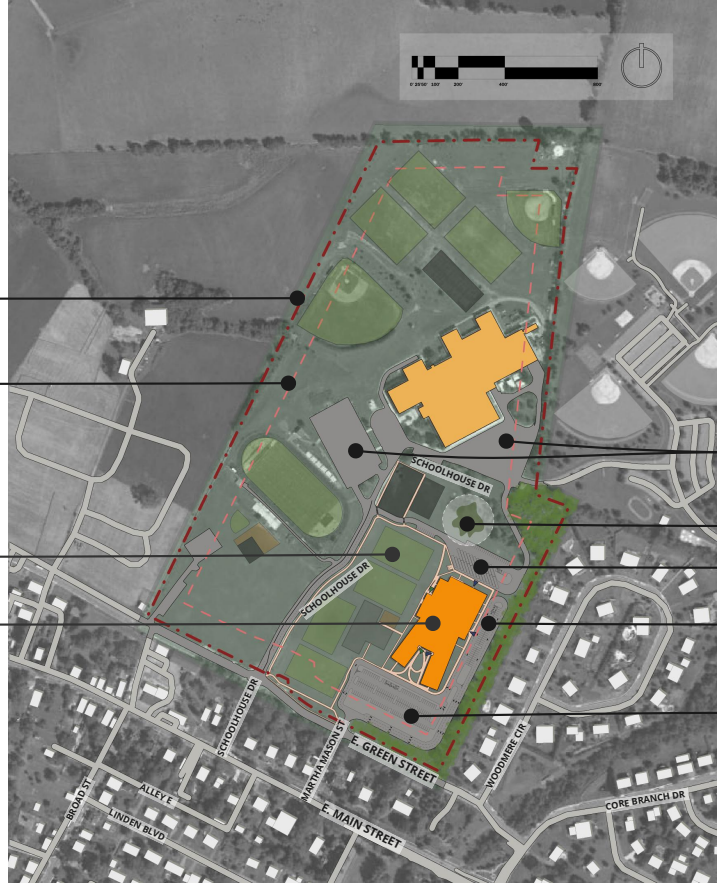
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Updated Site Plan Design
Overall Site Plan



PROPERTY LINE

2.5xh Setback

NEW PLAY FIELDS

NEW COLOCATED MIDDLETOWN
ELEMENTARY AND MIDDLE
SCHOOL

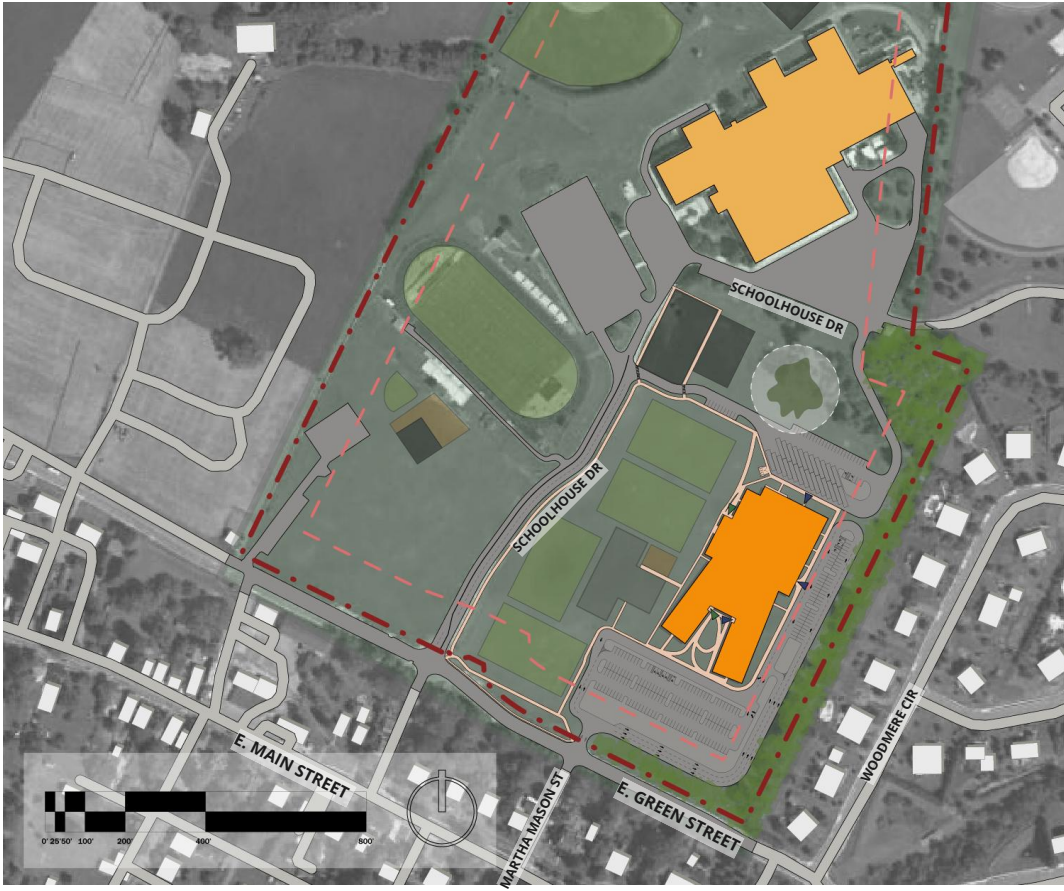
EXISTING HIGH SCHOOL PARKING
TO REMAIN

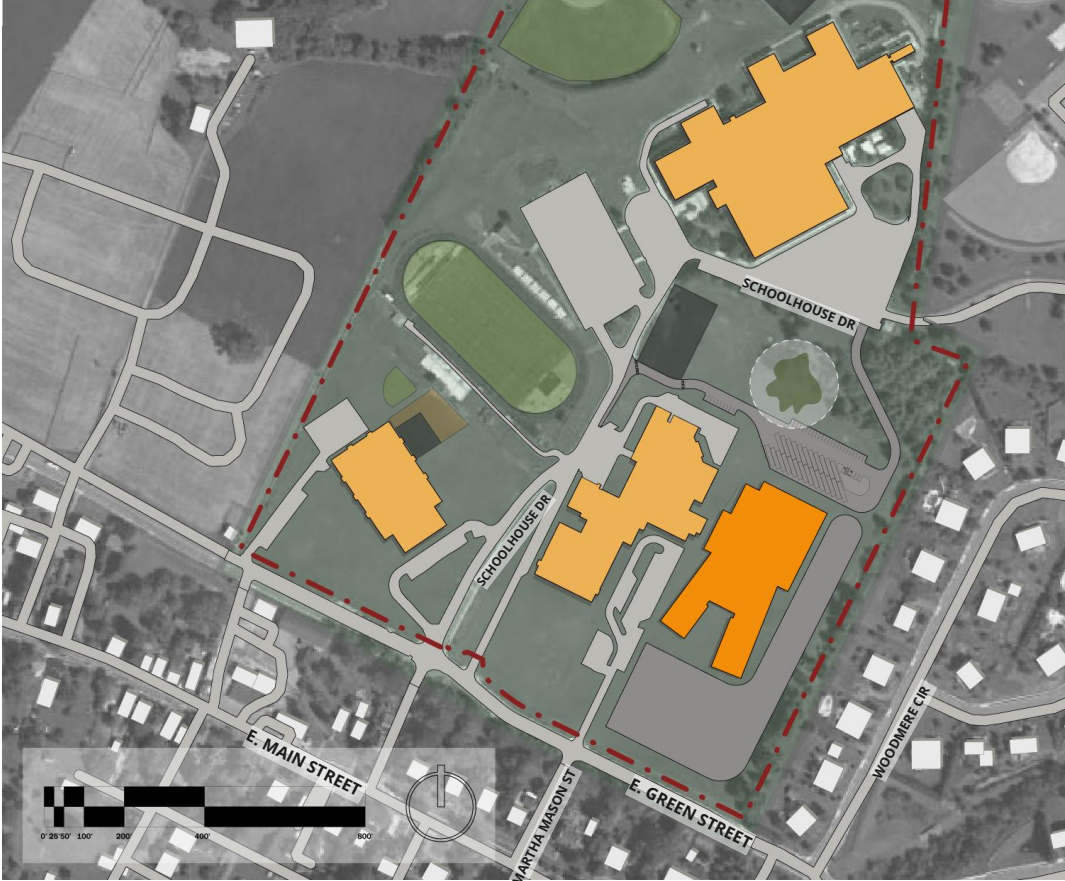
EXISTING CHAMPION TREE TO REMAIN

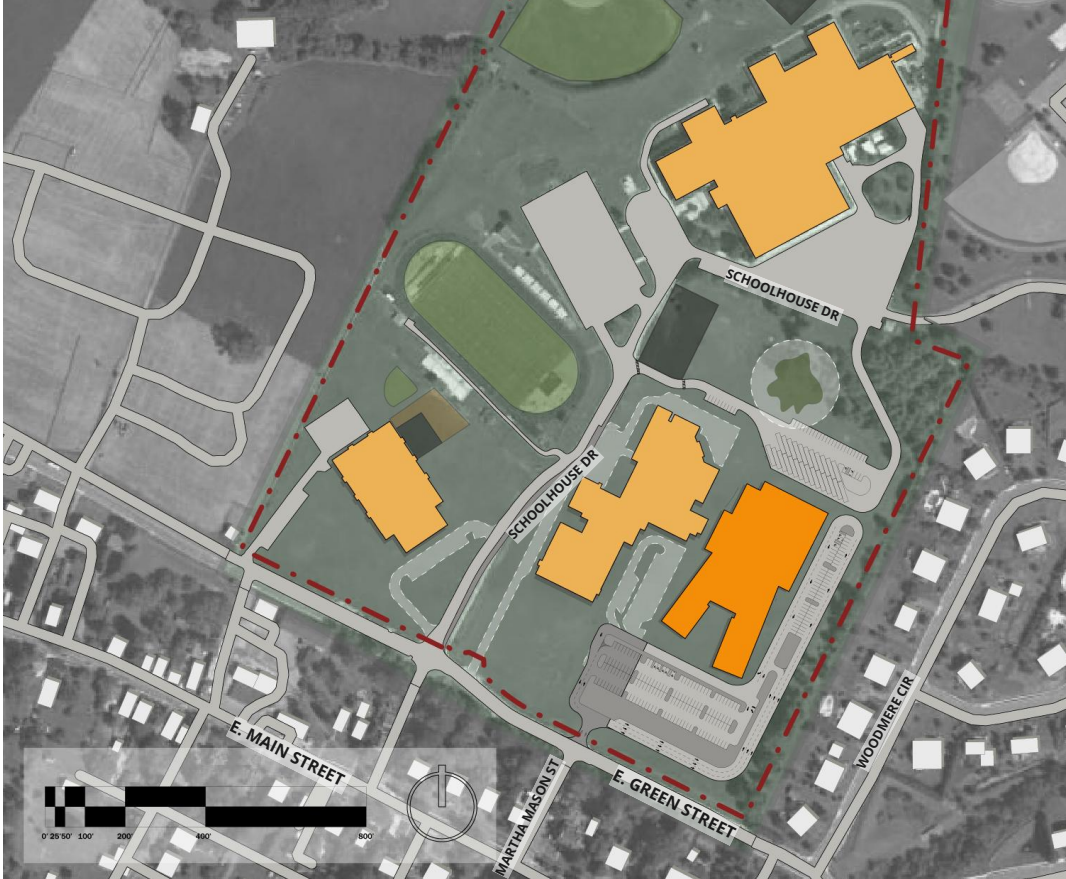
NEW BUS DROP OFF ZONE AND BUS PARKING AREA

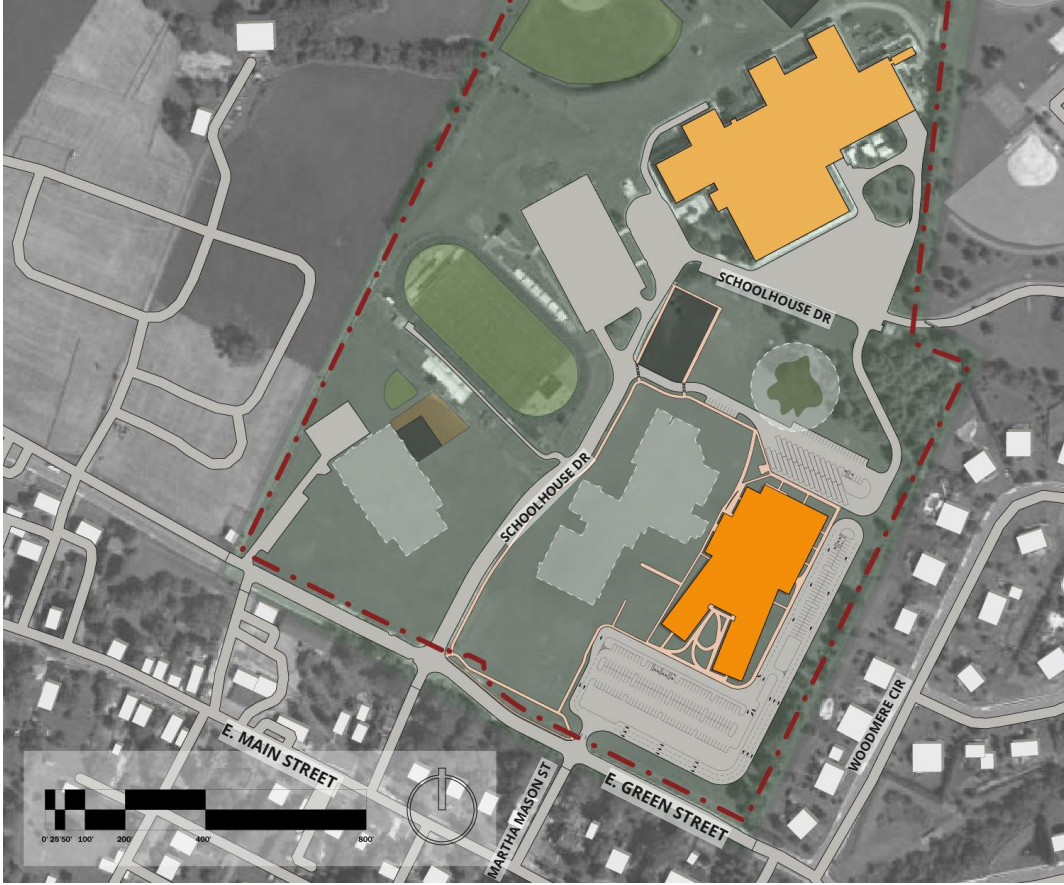
NEW MIDDLE SCHOOL DROP OFF/ PARKING AREA

NEW ELEMENTARY SCHOOL DROP OFF/
PARKING AREA

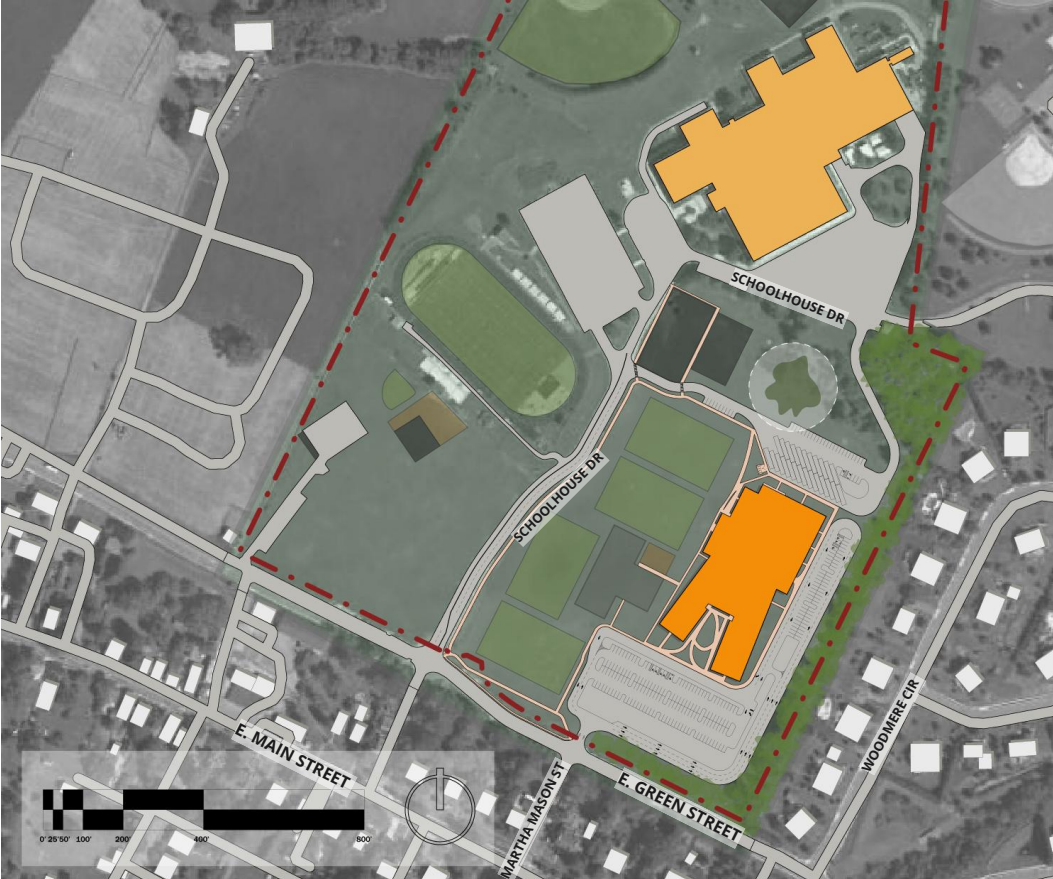






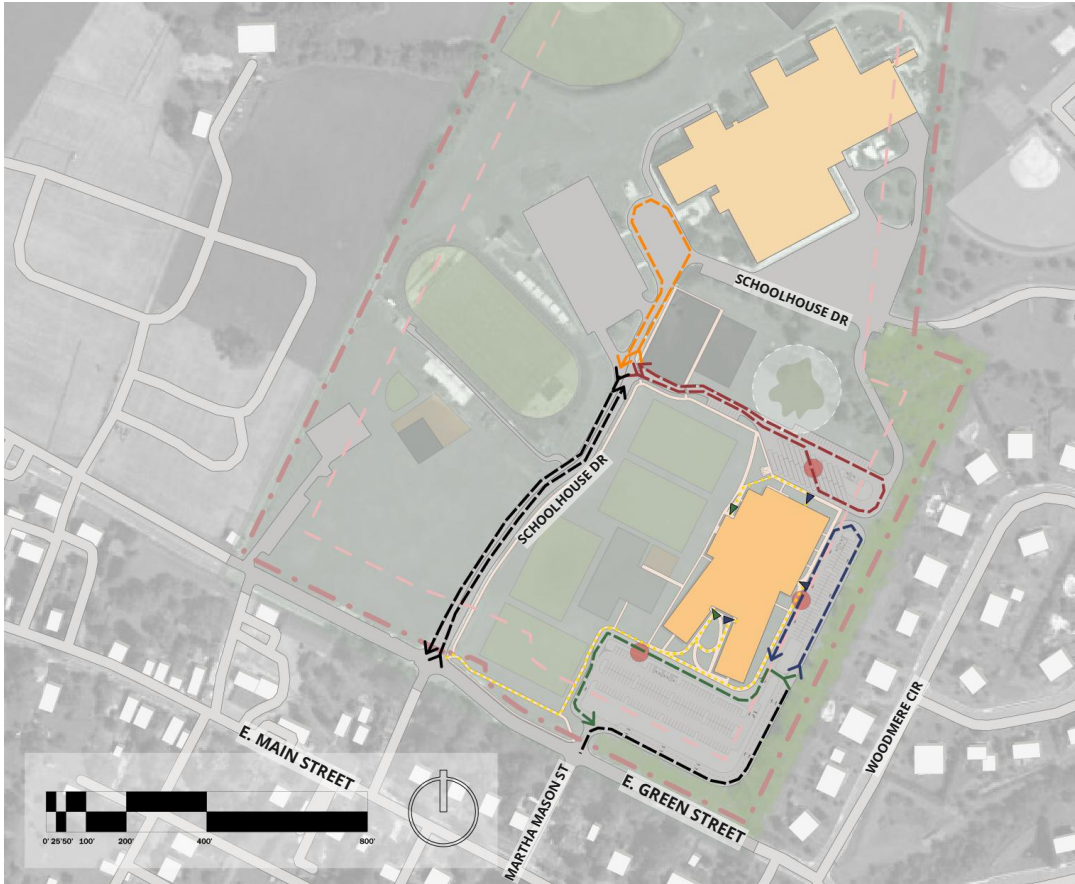
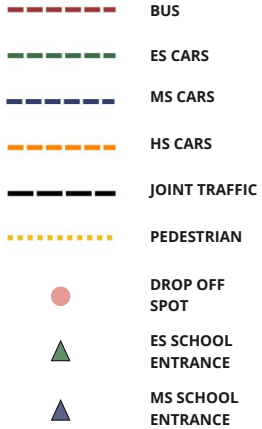


Completion of Phase




IMPROVED TRAFFIC PATTERN ITEMS:


- Separate routes for car and bus traffic
- Separate Drop-offs for Middle School and Elementary School Traffic
- Designated Pedestrian Pathway





IMPROVED STACKING PATTERN ITEMS:

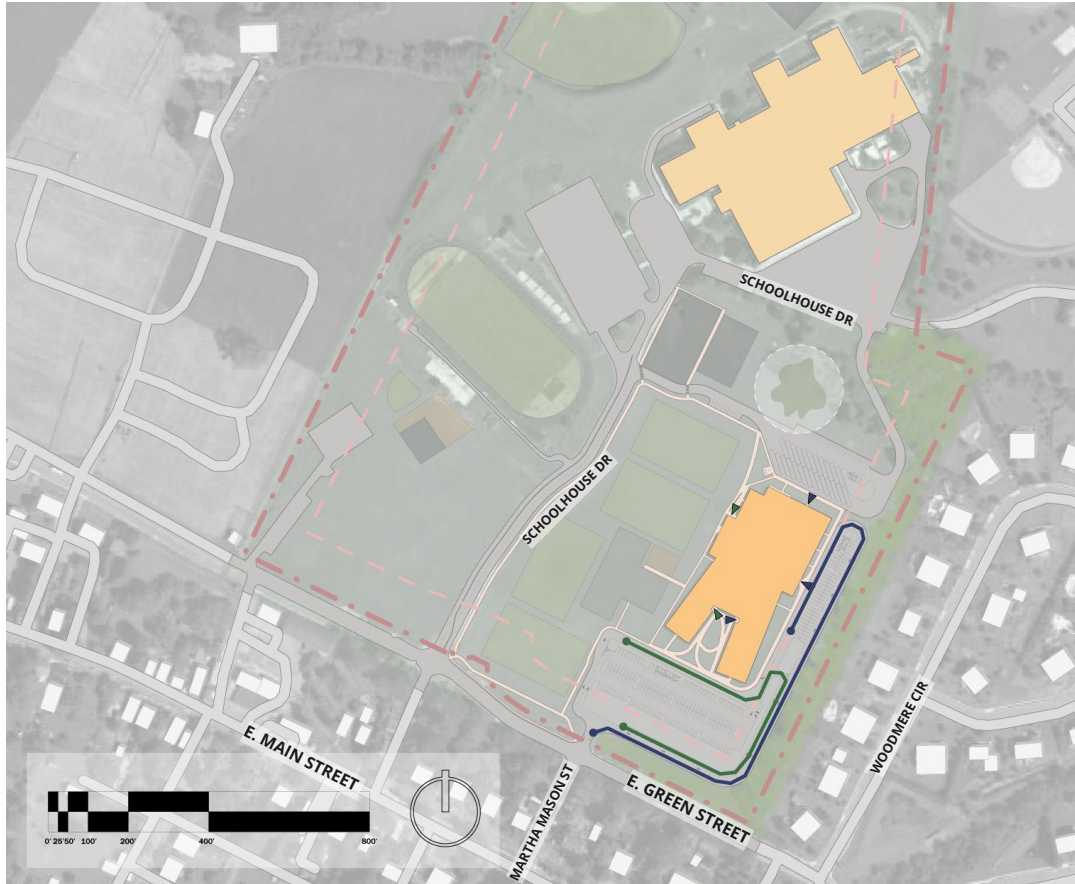
- Separate MS and ES routes
- Complete retraction of stacking off of Green Street
- No bus interference






 **ES STACKING**
Route 1020' = 46 cars

 **MS STACKING**
Route 1510' = 69 cars

 **ES SCHOOL ENTRANCE**

 **MS SCHOOL ENTRANCE**



-  EXISTING PLAY FIELDS
-  ES PLAY FIELDS
-  MS PLAY FIELDS
-  ES SCHOOL ENTRANCE
-  MS SCHOOL ENTRANCE





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CANNONDESIGN

Middletown Campus

Existing

LEGEND

- 1 Middletown High School
- 2 Middletown Middle School
- 3 Middletown Elementary School
- P Parking
- E Entrance

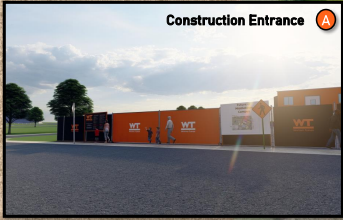


Middletown Campus

Mobilization / Phase 1A

LEGEND






- 1 Construction Haul Road
- 2 Parking and Laydown
- Protected Champion Tree
- Gate Entrance
- Fencing with Scrim
- Bus Loop
- Car Drop Off



Middletown Campus

Phase 1B

LEGEND






- Replacement ES/MS
- 1** Construction Haul Road
- 2** Dumpsters
- 3** Existing Middle School
-  Champion Tree
-  Gate Entrance
-  Fencing with Scrim
-  Bus Loop
-  Car Drop Off



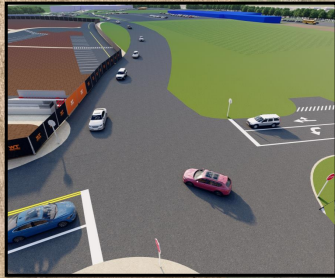
Middletown Campus

Phase 1B / Phase 1C

LEGEND

- Replacement ES/MS
- 1** Construction Haul Road
- 2** Dumpsters
- 3** Existing Elementary School
-  Champion Tree
-  Gate Entrance
-  Fencing with Scrim
-  Bus Loop
-  Car Drop Off

*Detail Traffic Stop with Added Stop Signs **A**



Middletown Campus

Final

LEGEND

- Replacement ES/MS
- Parking
- Entrance
- Champion Tree
- Bus Loop
- Car Drop Off



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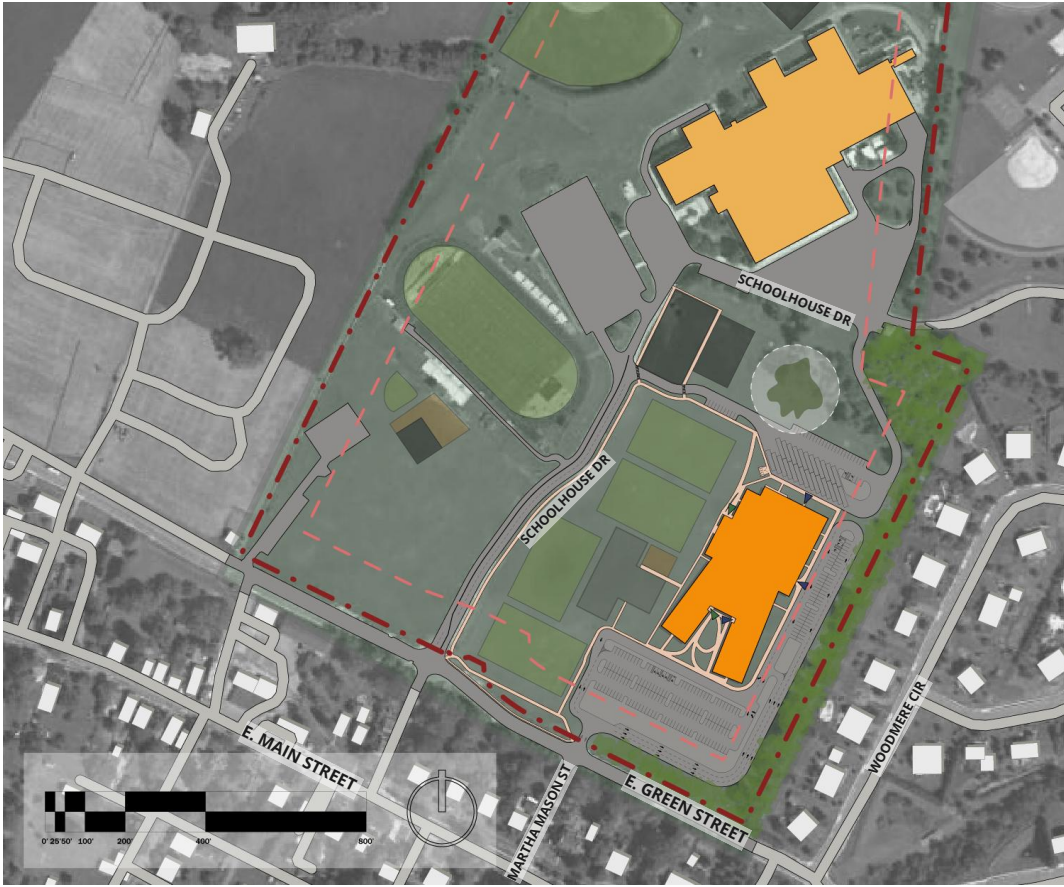
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CANNONDESIGN



Middletown MS/ES Site Relative Spatial Organization

- Three-story Academic building; One-Story Public side
- Administrative core flanked by ES and MS Academic Wings
- ES in the NW side; MS in the SE side



LEVEL 03

LEVEL 02

LEVEL 01

